APPROVED: Meeting No. 20-89
ATTEST: ham after

MAYOR AND COUNCIL ROCKVILLE, MARYLAND Meeting No. 17-89

April 24, 1989

The Mayor and Council of Rockville, Maryland, convened in General Session in the Council Chamber, Rockville City Hall, Maryland Avenue at Vinson Street, Rockville, Maryland, on Monday, April 24, 1989, at 7:30 p.m.

#### PRESENT

Mayor Douglas M. Duncan

Councilmember Stephen Abrams

Councilmember James Coyle

Councilmember Viola Hovsepian

#### ABSENT

Councilmember David Robbins (travel leave)

The Mayor in the Chair.

In attendance: City Manager Bruce Romer, City Clerk Sharon Gran and City Attorney Paul Glasgow.

> Re: City Manager's Report

- 1. The Senior Center has a new brochure which was produced in-house describing its many services, programs and activities.
- Student Government Days will be starting on Thursday, April 27. Walter Johnson High School will participate this year as many Rockville residents from areas such as North Farm are currently attending Walter Johnson. The Mayor and Council are invited to a luncheon at the Civic Center on Thursday welcoming the students.
- 3. On May 1, at 7:30 p.m., the FY1990 proposed budget for the City will be presented to the Mayor and Council. Following the budget presentation will be a forum on the situation regarding drugs in our community. There will be reports by various community groups followed by an open forum.

- 4. Last Friday, Young Kim of our Youth Services Division became a naturalized citizen of the United States and is now known as Andrew Kim.
- 5. In honor of National Drinking Water Week, on Saturday, May 6, there will be a special series of tours of our Water Treatment Plant beginning at 9:00 a.m.
- 6. The joint City/County Pilot Program for yard waste composting is well underway, and the newspaper and container recycling program is scheduled to begin about June 1. Approximately 1900 households in the pilot area were sent an invitation to a briefing/question and answer session to be held on April 27 at City Hall.

Re: Presentation of certificates to player members of the 1988-89 City of Rockville Youth Basketball Championship teams.

Members and coaches from the following twelve championships teams representing both boys and girls leagues were honored by the Mayor and Council:

Division	Coach	Area
Boys		
Pee Wee Bantams Midgets Juniors Intermediates Associates Seniors	John Hillard Howard Griffith Pete Carroccio Andrew Jeannerett Fred Tripp Reggie Hawkins Mike Greenberg	Twinbrook College Gardens St. Mary's St. Elizabeth's Robert Frost Lincoln Park Wootton
Girls		
Pee Wee Bantams Midgets Juniors Intermediates	Jim Maroldo Richard Genter Marty McAdam Bill Owens Chris Dromerick	St. Elizabeth's Lakewood/Fallsmead St Elizabeth's St. Mary's St. Elizabeth's

Re: Recognition of Dr. Ann Brooke Holt for her participation in the American rescue team's efforts in Soviet Armenia.

As a member of the volunteer search and rescue group called Dogs East, which uses dogs to find missing persons, Dr. Holt spent eight days in Soviet Armenia in

December, 1988, to help in the search for missing persons following their devastating earthquake. She and other emergency personnel were sent by the Office of Foreign Disaster of the U.S. Department of State. Dr. Holt is also the chairperson of the Rockville Animal Control Board.

Re: Proclamation of Rockville Pet Week, May 7-14, 1989.

# Proclamation No. 5-89

By a unanimous vote of the Mayor and Council, May 7-14, 1989, was proclaimed "Rockville Pet Week." Ruth Hanessian, owner of Animal Exchange in Rockville, was presented with the Proclamation, the full text of which can be found in Proclamation File No. 4 of the Mayor and Council.

Re: Citizens' Forum

At this time, Mayor Duncan opened the meeting to hear from any citizen who wished to address the Mayor and Council.

- 1. Roald Schrack, 609 McIntrye Road, noted the hard work of City officials and staff culminating in the adoption of the Rockville Pike Corridor Neighborhood Plan. Mr. Schrack expressed his hope that the youth of the City will benefit from the fruition of these efforts.
- 2. Judy Greenberg, 2304 Chilham Place, voiced her support for Agenda Item #17, Resolution to request the designation of the Rockville Town Center as a Targeted Area by the State of Maryland, Department of Housing and Community Development. Following a clarification question by Councilmember Abrams, it was noted that this designation will facilitate funding of the Rockville Arts Place through a state grant or state loan.
- 3. John Tyner, 5911 Halpine Road, as President of Twinbrook Citizens Association, invited the Mayor and Council to join in celebrating the 40th Anniversary of the Association on May 6, 1989, from 2-4 p.m. at the American Legion Hall.
- 4. Leah Barnett, 19 Orchard Way North, on behalf of Potomac Woods and Horizon Hills Civic Associations, requested the assistance of the Mayor and Council in securing

approval from the state for a traffic light at the intersection of Kersey Lane and Falls Road. Mayor Duncan noted that the City has been asking for help from the state for years. Staff was requested to follow up on the situation and report back to the Mayor and Council.

There being no other citizen wishing to be heard, the Mayor closed the Citizens' Forum portion of the meeting.

Re: Approval of Minutes

Upon motion of Councilmember Abrams, duly seconded and unanimously passed, the minutes of Meeting No. 13-89 (April 3, 1989) were approved as written.

Upon motion of Councilmember Coyle, duly seconded and unanimously passed, the minutes of Meeting No. 14-89 (April 10, 1989) were approved as corrected.

Re: Reappointment of James Cowen to Retirement and Disability Board

Upon motion of Councilmember Coyle, duly seconded and unanimously passed, James Cowen was reappointed to the Retirement and Disability Board.

Re: Adoption of resolution to appoint Venable, Baetjer and Howard as general counsel to the City of Rockville.

## Resolution No. 8-89

Upon motion of Councilmember Abrams, duly seconded and unanimously passed, Resolution No. 8-89, the full text of which can be found in Resolution Book 9 of the Mayor and Council, was adopted to designate Venable, Baetjer and Howard as General Counsel to the City of Rockville.

Mayor Duncan made the following statement:

"The appointment of Venable, Baetjer and Howard as General Counsel to the City represents a significant milestone in Rockville, but it is more like confirming a long-standing partnership.

"The complexity of governing and managing this City has reached a point where specialized legal services are frequently required. Venable, Baetjer and Howard have, in the past, frequently served Rockville in providing such services. Their familiarity with Rockville's particular needs is further enhanced because both the current City Attorney, Paul Glasgow, and the previous City Attorney, Roger Titus, are associated with the firm.

"By entering into this agreement, the City also gains significant efficiency in acquiring specialized legal services without a time-consuming acquisition process, and the services are discounted.

"We are fortunate to have access to the professional resources of the largest law firm in Maryland to provide Rockville's specialized legal services.

"Venable, Baetjer and Howard bring the distinguished skills of Maryland's leading lawyers including former U.S. Attorney General Benjamin Civiletti--who is the managing partner and is present this evening to complete the agreement."

It was noted that Paul Glasgow would continue as City Attorney and that there would be no changes in the current staffing of the City Attorney's Office.

Re: Approval of waiver for on-site Storm Water Management for 2101 Gaither Road, owned by Equitable Real Estate (Applicant Oliver T. Carr Company) and the acceptance of \$342,400 contribution for the off-site SWM program.

The applicant proposes to construct two office buildings on this site. The proposed development will result in 9.59 acres of impervious area. The applicant is seeking a waiver for 8.56 acres and will provide on-site for the remaining 1.03 acres of imperviousness.

Upon motion of Councilmember Hovsepian, duly seconded and unanimously passed, the Mayor and Council approved a waiver for off-site Storm Water Management and acceptance of a contribution of \$342,400.

Re: Introduction of Ordinance to Grant Zoning Text Amendment Application T-92-88, Farid Srour, Applicant.

The applicant requests amendment to the Zoning Ordinance to allow multi-family dwellings as permitted uses in the O-1, Office Building Zone. The applicant seeks to redevelop an O-1 zoned property with a project that would consist of office and apartment uses and some retail uses. A limited amount of retail use is permitted in the zone, but residential use is not. The application also stipulates that no increase in floor area ratio (FAR) or building height will be permitted with the inclusion of residential units.

Both the staff and Planning Commission have recommended approval of this text amendment with a modification to add a limit to the residential density to a maximum of 60 units per acre. The Mayor and Council held a public hearing on this application on March 20, 1989. On April 10, 1989, the Mayor and Council instructed staff to prepare an ordinance to approve the text amendment.

Upon motion of Councilmember Hovsepian, duly seconded and unanimously passed, the Ordinance to grant Zoning Text Amendment T-92-88 was introduced.

Re: Introduction of Ordinance to Grant Zoning Map Amendment Application M-53-88, Joseph A. Lynott, Attorney for J.A.J. Research One Limited Partnership, Applicant.

The application covers a 3.298-acre record lot (Lot 10, Block "A," Washington National Pike Industrial Park). The parcel is improved with a three-story, 41,600-square-foot research and development building and associated parking approved under Use Permit U-672-74 in 1974. The Use Permit file indicates that the parcel is somewhat underutilized; therefore, some additional development may be anticipated if the zoning reclassification is approved. The applicant requests zoning change for a parcel of land at the northwest corner of Research Boulevard and Research Court from I-2, Light Industrial, to I-3, Industrial Park.

Based on a detailed analysis the staff and Planning Commission have recommended approval of this zoning reclassification. The Mayor and Council held a public hearing on this application on March 20, 1989. On April 10, the Mayor and Council instructed staff to prepare an ordinance to approve the zoning reclassification.

Upon motion of Councilmember Hovsepian, duly seconded and unanimously passed, Ordinance to grant Zoning Map Amendment Application M-53-88 was introduced.

Re: Introduction of ordinance to amend Chapter 14 of the "Laws of Rockville" entitled "Building Code", Section 1-401, so as to amend the 1987 BOCA National Building Code to require automatic fire suppression systems in certain new residential buildings and to provide for some construction changes in conjunction with this requirement.

At a worksession on fire and rescue services, the Mayor and Council discussed proposed amendments to the Building Code to require residential fire sprinklers in all new hotel/motel and apartment buildings, and in residential townhouses where there are three or more units together.

Upon motion of Councilmember Hovsepian, duly seconded and unanimously passed, Ordinance to amend Chapter 14, "Laws of Rockville," entitled "Building Code," Section 1-401, was introduced.

Re: Introduction of ordinance to amend Chapter 4 of the "Laws of Rockville," entitled "Elections" so as to eliminate all references to campaign managers; to add a definition of campaign material; to substitute the "political committee" for "political organization" wherever appears; to eliminate definition for write-in candidates: to revise training requirements for election judges; to provide for the appeal of a decision of an election judge; to provide for removal of persons from City voting rolls under certain conditions; to require that any citizen referendum petitions be filed at least 45 days prior to any

general election; to extend the deadline for applications absentee ballots; to provide for the promulgation of procedures permitting handicapped persons to vote in a location not greater than 100 feet from an entrance to the polling place; to modify the equipment with which election judges may assist voters; to clarify the prohibitions on participation in a campaign by members of the Board of Supervisors Elections; of to revise qualifications for a person serving as treasurer or chairman of a political committee; to provide that a "slate" shall be deemed to be a political committee; to expand on requirements for political committee which becomes inactive or chooses disband; to clarify candidates are subject to contribution and assistance restrictions with respect to propositions, committees or candidates other than their own: to provide that all independent expenditures must be reported in accordance with rules and filing dates pertaining to political committees; to revise the time period for an election cycle, the dates for filing reports and to authorize the Board of Supervisors of Elections to prescribe a schedule for filing of reports in the case of a special election; to clarify that election reports must be filed whether or not the candidate's name appears on the ballot, the candidate withdraws subsequent to filing his certificate of candidacy or the candidate is unsuccessful; to provide for the use of forms other than the forms prescribed by the Board Supervisors of Elections, with prior Board approval; and to make certain clarifying language changes.

Mayor Duncan asked the Councilmembers how they wished to proceed with the changes to the election ordinance; whether they felt a public hearing was warranted or if it was sufficent to send notices to individuals who had commented to the Board of

Supervisors of Elections following the last election. Councilmember Hovsepian noted that they have heard from the people who are interested and she did not feel a public hearing was necessary.

Councilmember Abrams asked the City Attorney if it is constitutional for the Board of Supervisors of Elections to prescribe forms or require prior approval on any form to be used by candidates. The City Attorney responded that it is constitutional on its face, but a question could come up if there was inappropriate use of the discretion by the Board.

Councilmember Abrams expressed concern that the law requires disclosure of information rather than format for that information. Mayor Duncan noted that the proposed change was modeled after state law. Mr. Glasgow indicated that he would pursue the matter in further detail and report back to the Mayor and Council.

Mayor Duncan requested that the Clerk send notice of the proposed changes to interested parties who had attended the Board of Supevisors of Elections worksession and that the ordinance be scheduled for adoption on May 22.

Upon motion of Councilmember Coyle, duly seconded and unanimously passed, Ordinance to amend Chapter 4, "Laws of Rockville," entitled "Elections" was introduced.

Re: Adoption of ordinance to adopt Rockville Pike Corridor Neighborhood Plan.

## Ordinance No. 7-89

The Rockville Pike Corridor Neighborhood Plan is the result of many worksessions conducted by the Mayor and Council and the culmination of a planning program which began in 1982. This comprehensive plan is concerned with City form, function, design and appearance. This plan covers 327 acres of land strategically situated along the Rockville Pike corridor between the southern City boundary and the Town Center. Once adopted, the plan will become an amendment to the Plan of Rockville.

The Mayor and Council held a public hearing on the Plan on December 12, 1988. On February 21, 1989, the Mayor and Council conducted a worksession on issues raised at the public hearing and subsequent testimony included in the record, and instructed staff to prepare a final version of the Rockville Pike Corridor Neighborhood Plan.

Councilmember Hovsepian moved to amend the Plan to include the changes indicated on the errata sheet, dated April 19, 1989, which motion was duly seconded. Councilmember Abrams moved to amend the amendment to reinsert in the Plan where appropriate the Jefferson Street extension. Councilmember Abrams stated that he could not support a master plan amendment which does not contain the Jefferson Street extension as all the experts agree that there is a need for a parallel road to Rockville Pike. The motion to amend the amendment failed for lack of a second. By a vote of three to one, the amendment to the Rockville Pike Corridor Neighborhood Plan was approved.

Upon motion of Councilmember Coyle, duly seconded, Ordinance No. 7-89, the full text of which can be found in Ordinance Book 14 of the Mayor and Council, was adopted by a vote of three to one.

Mayor Duncan read a statement from Councilmember Robbins who was absent on travel leave:

"On Monday, April 24, 1989, you will be holding a regular meeting of the Mayor and Council. Unfortunately, I will be out of the area on Monday night and Tuesday on Federal Government business and, therefore, will be unable to join you.

"You will be considering the adoption of three ordinances which would adopt the Rockville Pike Corridor Neighborhood Plan, grant a Text Amendment to implement the recommendations of the Plan and grant a Zoning Map Amendment to implement the Plan.

"I would like you to know that I am in agreement with these action items and if I were to attend the meeting I would be voting in favor of the adoption of these three ordinances. I am pleased that we have been able to bring the Rockville Pike Plan project to a successful conclusion. This is an important milestone for our city and represents

the dedicated efforts of many people including our city staff and the many citizens who have offered their input to this process.

"This plan will be an important tool in preserving our neighborhoods as well as our retail business community and should generally enhance our quality of life.

"I would appreciate your indicating my support for these ordinances at the meeting and making this memorandum a part of the permanent record."

Re: Adoption of ordinance to grant Zoning Text Amendment Application T-91-88, Mayor and Council of Rockville, Applicant.

## Ordinance No. 8-89

This Zoning Ordinance text amendment was prepared in coordination with the Rockville Pike Corridor Neighborhood Plan. The amendment consists of four sections:

- I. A new Article (Article 5B) containing specific new regulations applicable in the Rockville Pike Corridor Area and Metro Performance District.
- II. A new Development Standards Table for the two new Rockville Pike Corridor zoning classifications (Rockville Pike Commercial RPC; Rockville Pike Residential RPR).
- III. A new Table of Uses for the two new zones.
- IV. A number of miscellaneous amendments to various existing sections of the Zoning Ordinance to include or complement the new zones and regulations.

Upon motion of Councilmember Coyle, duly seconded and unanimously passed, the amendments to Text Amendment Application T-91-88, as shown on the proposed Ordinance, were approved.

Upon motion of Councilmember Hovsepian, duly seconded and unanimously passed, Ordinance No. 8-89, the full text of which can be found in Ordinance Book 14 of the Mayor and Council, was adopted, as amended, to grant Zoning Text Amendment Application T-91-88.

Re: Adoption of ordinance to grant Sectional Map Amendment Application M-52-88, Mayor and Council of Rockville, Applicant.

## Ordinance No. 9-89

Sectional Map Amendment Application M-52-88 covers all 327 acres of land in the Rockville Pike Corridor Neighborhood. This map amendment will place certain parcels into the proposed new Rockville Pike corridor zones and will establish two proposed new overlay districts that will be used to coordinate development with the Rockville Pike Plan. The map amendment will also reestablish existing, valid special exceptions and conditional zoning requirements.

Upon motion of Councilmember Coyle, duly seconded and unanimously passed, Ordinance No. 9-89, the full text of which can be found in Ordinance Book 14 of the Mayor and Council, was adopted to grant Sectional Map Amendment Application M-52-88.

Re: Adoption of ordinance to amend Section 7-2.16 of Chapter 7 of the "Laws of Rockville" entitled "Water Consumption Charge," so as to eliminate a minimum charge.

## Ordinance No. 10-89

The City presently imposes a quarterly minimum charge for water services. This charge is the cost of 5,000 gallons of consumption. In order to provide a more equitable charge for actual services received by customers on a limited budget, staff is recommending the elimination of a minimum water charge.

Upon motion of Councilmember Coyle, duly seconded and unanimously passed, Ordinance No. 10-89, the full text of which can be found in Ordinance Book 14 of the Mayor and Council, was adopted to amend Section 7-2.16 of Chapter 7, "Laws of Rockville" so as to eliminate a minimum charge.

Re: Adoption of ordinance to amend Section 7-2.17 of Chapter 7 of the "Laws of Rockville" entitled "Sewer Usage Charge," so as to eliminate a minimum charge.

# Ordinance No. 11-89

The City presently imposes a quarterly minimum charge for sewer services which represents the cost of 5,000 gallons of consumption. In order to provide a more equitable charge for actual services received by customers on a limited budget, staff is recommending the elimination of a minimum sewer charge.

Upon motion of Councilmember Coyle, duly seconded and unanimously passed, Ordinance No. 11-89, the full text of which can be found in Ordinance Book 14 of the Mayor and Council, was adopted to amend Section 7-2.17 of Chapter 7, "Laws of Rockville" so as to eliminate a minimum charge.

Councilmember Coyle raised the issue of a similar approach for refuse collection. Mr. Romer reported that a different rate structure is used for refuse collection but that staff would review this matter and report back to the Mayor and Council.

Re: Adoption of Resolution to establish a revised fee schedule for zoning and other development review applications.

## Resolution No. 9-89

With the adoption of the Rockville Pike Corridor Plan and zoning requirements, a supplemental application will be used for "optional method" development approval. Experience has shown that developments in the Town Center involving bonuses require additional review time and Planning Commission meetings. The staff is proposing a supplemental fee of \$500 for all Use Permit applications requesting bonuses (Town Center) or optional method approval (Pike Corridor). The staff is also proposing an increase in the basic fees for all Use Permit applications to cover more of the costs involved in processing. The proposed fee is \$500 plus \$10 for each 1,000 square feet of non-residential floor area and \$10 for each dwelling unit.

Councilmember Hovsepian asked what the current fees are, and staff responded that the base fee for residential and non-residential use permits is \$300 plus \$5 per

1,000 square feet of non-residential space and \$5 per dwelling unit. Essentially, the proposed fees are almost double the current fees but more accurately reflect the actual cost of processing the applications.

Upon motion of Councilmember Abrams, duly seconded and unanimously passed, Resolution No. 9-89, the full text of which can be found in Resolution Book 9 of the Mayor and Council, was adopted to revise the fee schedule for zoning and other development review applications.

Re:

Adoption of Resolution to request the designation of the Rockville Town Center as a Targeted Area by the State of Maryland, Department of Housing and Community Development.

## Resolution No. 10-89

In order to submit an application for financial assistance through the State Action Loans for Targeted Areas (SALT) program for Rockville Arts Place (RAP), the Town Center must be designated by the State as a targeted area. The SALT program is to provide financial assistance in support of public/private sector initiatives in designated Targeted Area. State officials have indicated that the proposed RAP facility for the fine arts and crafts may be eligible for a SALT loan. The program requires an application from the local government and a substantial contribution of non-state funds. The money previously committed to RAP by the Mayor and Council could serve as that contribution.

Mr. Romer reported that this designation should not be construed as an application for funding; rather, there are three parts to a SALT application: 1) Request for Determination as a Targeted Area; 2) Preliminary Determination of Eligibility; and 3) the Application itself. Essentially, adoption of the resolution before the Mayor and Council would posture the City to be ready to file an application under this new program.

Upon motion of Councilmember Abrams, duly seconded and unanimously passed, Resolution No. 10-89, the full text of which can be found in Resolution Book 9 of the

Mayor and Council, was adopted to request the designation of the Rockville Town Center as a targeted area by the State Department of Housing and Community Development.

Re: Motion to amend the City Pension Plan to permit employees with service gaps to buy back prior service credit.

A number of long-term City employees (47 active employees at this time) have gaps in their pension credit, i.e., there were periods during the course of their City employment when they were not participants in the Pension Plan. In many cases, these service gaps were due to administrative oversights rather than conscious choices on the part of affected employees. Staff recommends amending the Pension Plan provision in order to permit these employees to purchase prior service credit.

Councilmember Coyle questioned the impact of this process, and staff responded that there is no budgetary impact as the fund currently has a \$2 million surplus.

Councilmember Abrams asked if this process is analogous to Social Security and reflects future obligations; staff responded that it is an actual surplus. In response to Councilmember Abrams question regarding whether the surplus is available for use by the City for any other purpose if the actuarial can be reduced, staff responded that in a legal sense it probably could be.

Upon motion of Councilmember Abrams, duly seconded and unanimously passed, the City Pension Plan was amended to permit employees with service gaps to buy back prior service credit.

## Re: FYI/Correspondence

Councilmember Coyle thanked Mr. Romer for his appointment of Ted Davis as staff liaison to the Science and Technology Commission. He also noted that he was glad to see that the Middle Lane parking issue has been resolved.

With respect to the definition of Metropolitan Statistical Areas (MSA) and the likelihood of designation of the Washington and Baltimore Metropolitan Statistical Area as a CMSA, Councilmember Coyle commented that Mr. Romer's note that they will continue

to monitor this issue is appropriate.

Mayor Duncan complimented the Police Chief and the City Manager on the Police Incident Report attached to last week's FYI, noting that it was the most complete Police report he has seen since he has been on the Mayor and Council. The Mayor stated that he felt the special patrol services should also be included in the reports.

Mayor Duncan offered his thanks and congratulations to Officer Richard Siegelman for his efforts on a recent case.

#### Re: New Business

Councilmember Abrams requested information for a Fallsmead resident regarding the landscaping along I-270 improvements and Falls Road; specifically, what the State has in mind as far as landscaping is concerned and what the City is doing to supplement. He also noted that Charlotte, North Carolina has a treescape program in public roadways, and staff should look at this to determine if it would be successful here. Mr. Romer responded that staff would provide the citizen with requested information on the landscaping and that they are already looking into the forestry program.

Councilmember Abrams commented on the overwhelming success of the NAACP Freedom Fund Dinner held on April 23, and that Rockville was well represented.

With respect to the Rockville Pike shuttle briefing at COG last week, Councilmember Abrams expressed concern with the direction TMA is following, noting that he does not want to see the Rockville Pike shuttle become the White Flint Station abatement program. Discussion followed as to the reprogramming of the UMTA grant, the rationale that the contribution structure is not as demanding as it should be and that developers should bear a greater share of the costs. The City's representative on TMA should be raising these points.

In conjunction with their service on NLC's steering committees, Councilmember Abrams stated that he and Councilmember Coyle would like to join the Local Exchange Electronic Communications program in order to facilitate information sharing and

communications. Councilmembers Abrams and Coyle have computers at home and are requesting modems to be funded from the Targets of Opportunity fund.

Upon motion of Councilmember Abrams, duly seconded, the vote being three ayes with Mayor Duncan abstaining due to possible conflict of interest, appropriation of funds was approved:

- to join the Local Exchange;
- to purchase modems for Councilmembers Coyle and Abrams; and
- to cover the charge of hook-up lines.

# Re: Adjournment

There being no further business to come before the Mayor and Council, the meeting was adjourned at 9:30 p.m., to convene again in worksession on Tuesday, April 25, 1989, at 7:15 p.m., or at the call of the Mayor.